



CITY OF WATERTOWN, NEW YORK

OFFICE OF THE CITY COMPTROLLER

SUITE 203, CITY HALL
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601
Tel: (315) 785-7754
FAX: (315) 785-7826
E-Mail: jmills@watertown-ny.gov

PUBLIC AUCTION NOTICE

The following parcels will be sold at public auction on **Wednesday, September 8, 2010, at 4:00 p.m.** in the 3rd Floor City Council Chambers, City Hall, 245 Washington St. (registration starts at 3:30 p.m.). The City reserves the right to withdraw any parcel from the list prior to the auction.

NON-VACANT LOT PROPERTIES

<u>Parcel Number</u>	<u>Location</u>	<u>Assessment</u>	<u>Lot size</u>	<u>Zoning</u>
6-04-209.000	523 Jefferson Street *	\$ 24,300	24' X 42'	Residential C

OPEN INSPECTION OF PROPERTIES:

Wednesday, September 1, 2010: - 9:00 a.m. – 10:00 a.m. and 4:00 – 5:00 p.m.

*** Please note that on August 16, 2010 City Council approved changing the zoning for 523 Jefferson Street from light industry to residential C.**

VACANT LOTS

<u>Parcel Number</u>	<u>Location</u>	<u>Assessment</u>	<u>Lot size</u>	<u>Zoning</u>	<u>Minimum Bid</u>
1-10-124.000	89 Alexandria Avenue	\$ 400	30' x 70'	Residential B	\$100
1-10-125.000	90-93 Alexandria Avenue	\$ 1,200	120' x 70'	Residential B	\$400
1-10-307.000	100 Alexandria Avenue	\$ 500	30' x 70'	Residential B	\$100
1-10-308.000	101 Alexandria Avenue	\$ 500	30' x 70'	Residential B	\$100
1-10-310.000	103 Alexandria Avenue	\$ 500	30' x 70'	Residential B	\$100
3-06-404.000	M30 Charles Street	\$ 100	30' x 95'	Residential A	\$100
3-06-403.000	M32 Charles Street	\$ 300	50' x 100'	Residential A	\$100
3-06-405.000	M31 Cleveland Street	\$ 100	70' x 30'	Residential A	\$100
7-03-314.000	425 Court Street	\$4,100	40' x 70'	Commercial	\$100
11-12-130.001	VL Flower Avenue East	\$1,400	14' x 145'	Residential B	\$100
4-05-125.003	670 Rear Grant Street	\$250	50' x 20'	Not Zoned	\$100
7-11-216.000	111 Rear Scio Street	\$ 1,600	.12 acre	Residential C	\$100
3-06-406.000	33 BK Stuart Street	\$ 300	50' x 100'	Residential A	\$100
3-06-407.000	35 Stuart Street	\$ 300	50' x 100'	Residential A	\$100
3-09-101.000	36 Stuart Street	\$ 100	36' x 52'	Residential A	\$100
12-02-113.001	165 Rear Union Street	\$1,350	60' x 37'	Commercial	\$100
4-23-103.000	VL-4 Water Street	\$5,000	92' x 100'	Heavy Industry	\$500
4-16-102.000	VL-5 Water Street	\$100	60' x 88'	Heavy Industry	\$100
4-23-102.000	VL-6 Water Street	\$900	30' x 46'	Heavy Industry	\$100
1-24-202.000	59 Woodley Street	\$ 1,200	50' 73'	Residential A	\$100
1-24-201.000	60 Woodley Street	\$ 1,200	50' 73'	Residential A	\$100

CITY OF WATERTOWN
PUBLIC AUCTION OF CITY OWNED PARCELS
WEDNESDAY, SEPTEMBER 8, 2010, 4:00 p.m.
REGISTRATION STARTS AT 3:30 p.m.

TERMS OF AUCTION:

1. The parcels will be sold individually.
2. The successful bidder will be required to sign a purchase offer and disclaimer as well as make a 10% bid deposit prior to leaving the auction.
3. All bids are subject to the final approval of the City Council. It is anticipated that City Council will authorize or reject the bids on each parcel at the meeting to be held on Monday, September 20, 2010. The City Comptroller's office will notify you of their decision.
4. Transfer of the property to the buyer is to occur within thirty (30) days after acceptance by the City Council.
5. The buyer will receive a quit claim deed, with no abstract of title. The quit claim deed will contain a provision that the property must be brought into compliance with all applicable provisions of the Uniform Construction Codes, as defined by Watertown City Code Chapter 120, and the Code of the City of Watertown within one (1) year from the date of delivery of this deed, the party of the first part shall have the right to seek, and be entitled to receive, reversion of title to the premises herein unto itself upon written demand made to the party of the second part. Any right-of-ways and easements on the parcels will remain.
6. The City will be recording the deeds with the Jefferson County Clerk's office. The appropriate fees will be included in the closing costs.
7. Where applicable, the buyer of the property will be charged the pro-rated shares of the 2010-11 city and school property taxes. If the parcel is currently exempt from property taxes then the new property owner will be charged omitted taxes calculated from the closing date on the subsequent tax bills.
8. The minimum price for each parcel has been established by City Council.
9. The sale of the parcels is subject to any and all liens that may exist. However, the sale of the properties by the City will extinguish the City's tax lien.

***TO HELP KEEP OUR COSTS DOWN PLEASE CONTACT THE CITY
COMPTROLLER'S OFFICE (785-7754) IF YOU NO LONGER WISH TO RECEIVE
THESE PUBLIC AUCTION NOTICES OR IF YOU WOULD LIKE TO RECEIVE
THEM ELECTRONICALLY***



Property Description Report For: 523 Jefferson St, Municipality of City of Watertown



Status:	Active
Roll Section:	Wholly Exem
Swis:	221800
Tax Map ID #:	6-04-209.000
Account #:	10060540
Property Class:	210 - 1 Family Res
Site:	RES 1
In Ag. District:	No
Site Property Class:	210 - 1 Family Res
Zoning Code:	LI - Light Industry
Neighborhood Code:	00708
Total Assessment:	2010 - \$24,300 2009 - \$24,300
School District:	Watertown
Legal Property Desc:	For Sale 24x42 604209
Deed Page:	10858
Grid North:	1449593

Land Assessment:	2010 - \$2,600 2009 - \$2,600
Total Acreage/Size:	24 x 42
Full Market Value:	2010 - \$25,579 2009 - \$26,270
Deed Book:	2008
Grid East:	999418

Area

Living Area:	1,440 sq. ft.	First Story Area:	720 sq. ft.
Second Story Area:	720 sq. ft.	Half Story Area:	360 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2.5

Structure

Building Style:	Old style	Bathrooms (Full - Half):	1 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	0	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	60.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Fair	Overall Grade:	Economy
Year Built:	1900		

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Gas	Central Air:	No